BILL GARRETT, Davidson County
Trans:T20100080073 DEEDWARR
Recvd: 12/21/10 08:22 2 pgs
Fees:13.00 Taxes:2775.00
20101221-0101246

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Affordable Title and Escrow, LLC
109 Kenner Avenue, Suite 201
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Hall and Penny R. Hall	Wells Fargo Bank, N.A. (NAME)	146-14-0-039.00
5129 Franklin Road (ADDRESS)	12854 Kenan Drive (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Jacksonville, FL 32258 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Paul D. Stansberry and Lequida S. Stansberry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John L. Hall and Penny R. Hall,*hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*husband and wife,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, NANEARLE ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 77, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PAUL D. STANSBERRY AND WIFE, LEQUIDA STANSBERRY BY WARRANTY DEED FROM BEVERLY ANNETTE BINKLEY HOGIN, RECORDED ON THE 19TH DAY OF JULY, 1999 IN DEED BOOK 11578, PAGE 822, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5129 Franklin Pike, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 17th day of December, 2010.

Paul D. Stansberry

Leguida S. Stansberry

STATE OF Tennessee

COUNTY OF Williamson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Paul D. Stansberry and Leguida S. Stansberry, personally appeared before me this 17th day of Dec, 2010, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th day of December, 2010.

Connie Hooper
Notary Public

My Commission Expires:

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

RETURN TO:
Affordable Title and Escrow, LLC
109 Kenner Avenue, Suite 201
Nashville, TN 37203